

**POSTED**

APR 21 2011

1:27 pm

TIME

BY



**REGULAR MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION**

Tuesday, April 26, 2011, 6:00 p.m.

City Hall Council Chambers

630 E. Hopkins Street

*Bill Taylor, Chair  
Bucky Couch, Vice-Chair  
Sherwood Bishop, Commissioner  
Randy Bryan, Commissioner  
Curtis O. Seebeck, Commissioner  
Jim Stark, Commissioner  
Chris Wood, Commissioner  
Travis Kelsey, Commissioner  
Kenneth Ehlers, Commissioner*

**AGENDA**

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
4. **NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*
5. **Citizen Comment Period.**
6. **PR-11-05 (Underground Utility Area Ordinance)** Hold a public hearing to consider amending the Land Development Code Section 4.3.4.6 to require all new construction to be built within the area generally bounded by University Drive on the north, LBJ Drive on the west, Hutchison Street on the south and Moon Street on the east to have underground utilities from the building to the property line.
7. **CUP-11-02 (Frank's Auto Shop)** Hold a public hearing and consider a request Carlos Hernandez, on behalf of Frank Sanchez, to use 7,500 square feet of an existing 13,500 square foot auto repair garage as an auto paint and body garage.
8. **CUP-11-05 (Panhandler Pizza)** Hold a public hearing and consider a request by Dough Dough, LLC, on behalf of Hunter Retail Partners, Ltd., for renewal of a Conditional Use Permit to allow the on-premise consumption of beer and wine at 102 Wonderland Drive #401.
9. **A-11-01 (Chestnut Street Lofts)** Hold a public hearing and consider a request by Chestnut Street Lofts, LLC, on behalf of 817 Statehouse, Inc, to abandon undeveloped ROW described as Live Oak Street on the plat and commonly known as Acorn Street from the intersection of Acorn Street and Chestnut Street to the intersection of Acorn Street and W. Sessoms Drive.

10. **LUA-11-04 (Chestnut Street Lofts)** Hold a public hearing and consider a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a land use map amendment from Low Density Residential to Mixed Use for 0.36 acres described as Lot 108 of the Park Addition, Third Division and located at 907 Chestnut Street.
11. **ZC-11-07 (Chestnut Street Lofts)** Hold a public hearing and consider a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a zoning change request from MF-12 to Mixed Use for 0.36 acres described as Lot 108 of the Park Addition, Third Division and located at 907 Chestnut Street.
12. **LUA-11-05 (Chestnut Street Lofts)** ) Hold a public hearing and consider a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a land use map amendment from Commercial to Mixed Use for 1.387 acre area described as Lots 111, 114, 110, 115, and 116 of the Park Addition, Third Division and located at 817 Chestnut Street.
13. **ZC- 11-08 (Chestnut Street Lofts).** Hold a public hearing and consider a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a zoning change request from Neighborhood Commercial (NC) to Mixed Use (MU) for 1.387 acre area described as Lots 111, 114, 110, 115, and 116 of the Park Addition, Third Division and located at 817 Chestnut Street
14. **PDD-11-01 (Chestnut Street Lofts)** Hold a public hearing and consider a request by Chestnut Street Lofts LLC, on behalf of 817 Statehouse, Inc, for a PDD Overlay with a Mixed Use (MU) base zoning district for 1.90 acre area described as Lots 108,111,114,110, 115, and 116 of the Park Addition, Third Division and the adjacent undeveloped ROW of Live Oak Street (also known as Acorn Street) and located at 817 Chestnut Street.
15. **PVC-10-05 (4848 Lost Prairie Lane)** Hold a Public Hearing and consider a request for a variance to section 6.7.2.1(b) of the Land Development Code, which requires that each lot on a plat shall front onto a dedicated, improved public street, for an approximately 1.0012 acre tract out of and part of the S.A and M.G railroad co. Survey No. 534 Abstract No. 308 in Guadalupe County, Texas.
16. **PVC-10-06 (4848 Lost Prairie Lane)** Hold a Public Hearing and consider a request for a variance to section 6.7.2.1(j) of the Land Development Code, which requires that lot depth shall not exceed three times the lot width for lots platted after March 10, 1975, for an approximately 1.0012 acre tract out of and part of the S.A and M.G railroad co. Survey No. 534 Abstract No. 308 in Guadalupe County, Texas.

**17. Discussion Items.**

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

**Planning Report**

- a. Land Development Code revisions

**Commissioners' Report.**

18. Consider approval of the minutes from the Regular Meeting on April 12, 2011.
19. Questions from the Press and Public.
20. Adjourn.

*Notice of Assistance at the Public Meetings: The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.*